



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

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ROD R. BLAGOJEVICH, GOVERNOR

DOUGLAS P. SCOTT, DIRECTOR

October 15, 2008

Ms. Laura Ripley
Early Action Coordinator
Office of Superfund
Region 5 Offices
U.S. Environmental Protection Agency
77 West Jackson
Chicago, Illinois 60604

US EPA RECORDS CENTER REGION 5



Ms. Ripley:

Please find enclosed a copy of the Pre-CERCLIS Screening Action Report, and QUICKSCORE worksheets, for the following Illinois site that was scheduled for Fiscal 2008 completion.

SITE NAME	ILD NUMBER	COUNTY	PRIORITY RANK
L.A. Cohn & Brothers	None Assigned	Cook	NFA

We are please to provide you with the attached report. Should you have any questions or comments concerning this submission please feel free to contact me, or the authors of the specific report.

Sincerely,

Thomas Crause
Manager, Office of Site Evaluation
Division of Remediation Management
Bureau of Land
Illinois Environmental Protection Agency

L.A. COHN & BROTHERS
COOK
CICERO, ILLINOIS
LPC# 0316605108
SUPERFUND/ HRS

CERCLA

Pre-Cerclis Screening Action



Illinois Environmental
Protection Agency

CERCLA
PRE-CERCLIS SCREENING ASSESSMENT

for:

L.A. COHN & BROTHERS, INC.
CICERO, ILLINOIS

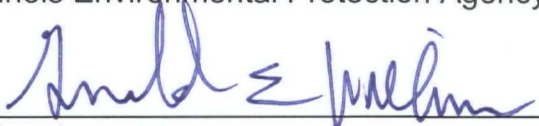
PREPARED BY:
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
BUREAU OF LAND
OFFICE OF SITE EVALUATION

April 30, 2008

SIGNATURE PAGE

Title: PRE-CERCLIS SCREENING for L.A. COHN & BROTHERS, INC.

Preparer: Gerald E. Willman, Project Manager, Office of Site Evaluation,
Illinois Environmental Protection Agency



Signature Date 5/8/08

Reviewer: Tom Crause, Office Manager, Office of Site Evaluation, Illinois
Environmental Protection Agency



Signature Date 10/09/08

Approval: ~~Laura J. Ripley~~ Erica Islas, Environmental Scientist, United States
Environmental Protection Agency, Region 5



Signature Date 3/31/09

The approval signatures on this page indicate that this document has been authorized for information release to the public through appropriate channels. No other forms or signatures are required to document this information release.

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1.0 INTRODUCTION

On April 11, 2007 the Illinois Environmental Protection Agency's (Illinois EPA) Office of Site Evaluation was tasked by United States Environmental Protection Agency (U.S. EPA) Region V to conduct a Pre-CERCLIS Screening Assessment (PCS) at the L.A. Cohn & Brothers site in Cicero, Cook County, Illinois. L. A. Cohn & Brothers' address is 5429 W. Roosevelt Road, and the nearest intersecting cross street is 54th Avenue, located approximately 450 feet to the east. The coordinates for the facility are 41.86548 degrees latitude, and -87.76113 degrees longitude.

A Pre-CERCLIS Screening Assessment is a review of information on potential Superfund sites to determine if the site should be entered into EPA's Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS). During the assessment, information will be collected in order to complete the Pre-CERCLIS Screening Assessment Checklist Form (found in Section 6.0 of the Pre-CERCLIS Report). If there is sufficient information that suggests the site may be impacting human health and the environment, the site will be placed in CERCLIS and will progress through the Superfund process. The Pre-CERCLIS Screening Assessment is performed under the authority of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) commonly known as Superfund.

The L.A. Cohn & Brothers site was identified during a 2005 "Chicago Lead Sites Evaluation" conducted by Illinois EPA's Office of Site Evaluation focusing on properties that contained lead smelting and processing industries in the Chicago region. The main goal of the "Chicago Lead Sites Evaluation" was to determine whether or not lead processing activities may have impacted the environment such that its current condition,

could cause injury to human health and the environment. In the process of researching Cohn and Sons Company located at 4528 W. Division Street, the property owned and operated as "L.A. Cohn & Brothers" was identified at the Roosevelt Road address within various editions of the Standard Metal Directory. L.A. Cohn & Brothers is the subject of this report.

2.0 SITE BACKGROUND

2.1 Site Description

The L.A. Cohn & Brothers site is the location of a former smelter and metal refining facility by the same name. L.A. Cohn & Brothers' address is 5429 W. Roosevelt Road and it is located in Section 21, Township 39 N, Range 13 E. The Property Identification Number is 16-21-103-002-0000 (Cook County). The site is located in an industrial area which transitions to a residential/commercial area approximately 500 feet to the west. The property and surrounding area is generally flat with city curbs and gutters that control any surface water run-off from roads and other facilities in the area. According to a private well database maintained by the Illinois State Water Survey, four wells are located within a one-mile radius of the site, and all are owned and operated by local industry and greater than 1500 feet in depth (Illinois).

The 1.9 acre property is surrounded by a chain link fence in good working condition (Cook County). The main building complex, which consists of several separate buildings which have been connected over the years, is approximately 33,000 square feet in size (United States Geological Survey). A much smaller second building is located to the northeast of the main facility and is approximately 1120 square feet in size (United

States Geological Survey)¹. The facility is entirely covered by asphalt, concrete, and highly compacted limestone gravel and associated fines. The company Door Distributors Inc. currently owns and operates the facility. Door Distributors Inc. stores and ships garage doors throughout the United States (Eleveld). Door warehousing and shipping are the primary uses of the buildings on-site (Eleveld). Areas not covered by buildings are used for parking for delivery trucks and semi-tractor trailers. Figure 1 shows the site location and surrounding area. Figure 2 provides an aerial photo of the site.

Attachment 1 of this report contains pictures that were taken of the site during an inspection on May 24, 2005.

2.2 Site History

The exact dates of operation for the facility are unknown. Based on available information (Standard Metal Directory, Sanborn Maps), L.A. Cohn and Brothers were in operation from at least 1940 through 1950. Four editions of the Standard Metal Directory (1940, 1948-1949, 1963-1964, and 1972) were reviewed to obtain information about the L.A. Cohn & Brothers site. The 1940 edition of the Standard Metal Directory indicated that L.A. Cohn & Brothers were in operation at 5429 W. Roosevelt Road. The 1940 edition of the Standard Metal Directory listed L.A. Cohn & Brothers within the "Smelters" section and stated that the company "consume[s] all scrap metal" and "produce[s] copper, bronze and aluminum ingots and babbit, type metals, solder"(355).

L.A. Cohn & Brothers was also listed in the 1948-1949 edition of the Standard Metal Directory (509). The 1948-1949 edition identified L.A. Cohn & Brothers under the

¹ A desktop Geographic Information System (GIS) was used to aid in site area calculations

"Smelters" category along with the following information: "Products: copper, bronze, ingots, zinc base die casting, metal, lead base alloys; Consume: all grades of scrap metal, virgin metal" (509). The business was listed in the in the 1963-1964 or 1972 editions.

Sanborn Fire Insurance Maps for the area help to provide information about the operational history of L.A. Cohn and Brothers. A Sanborn Fire Insurance map of the area from 1918 shows that L.A. Cohn & Brothers was not in operation at that time. However, the building that L.A. Cohn would later occupy was present in 1918. In 1918 the building housed the operations of Cullen & Friestedt Company, Engineering Contractors. The 1918 map indicated that at that time, Cullen & Friestedt used the building as a construction shop. The building was one of only three others on the entire block at that time.

In 1950, a revised Sanborn Fire Insurance Map was produced for the area surrounding 5429 W. Roosevelt. The 1950 map shows L.A. Cohn & Brothers as the owner and operator of the facility at 5429 W. Roosevelt. Based on the 1950 edition of the Fire Insurance Map, it appears that at some point after 1918 but prior to 1950, two buildings were added to the building complex and a third separate building was added as well. The 1950 Fire Insurance Map identifies the processes that were occurring at the facility and in what portions of the buildings. A small office building (approximately 1500 square feet) was attached to the northeast portion of the main portion of the facility that was in existence in 1918. The 1950 map does not indicate what processes occurred in the main portion of the building. The map indicates that a large addition (approximately 9,800 square feet) contained the furnace and stack, according to the map, and lead smelting was conducted in this area. The separate building to the east of the main

complex was identified as a "storage" area and was approximately 2,100 square feet in size in 1950, but is currently smaller. The 1950 Sanborn map also identifies a 5,000 gallon underground fuel oil tank approximately 50 feet south of the facility². The Sanborn maps are included as an attachment to this report.

Based on advertisements in the Standard Metal Directory and Sanborn Maps, it appears that L.A. Cohn was in operation at the 5429 W. Roosevelt location from approximately 1940 until at least 1950. It is unknown when the Cohn family discontinued operations at the 5429 W. Roosevelt address.

The current occupant of the facility at 5429 W. Roosevelt, Door Distributors, Inc has owned and operated the property since 1982 (Eleveld). Eleveld, the owner stated that Induction Heating owned the property prior to him, and conducted steel case hardening at the facility.

3.0 FIELD INSPECTION ACTIVITIES

3.1 Field Inspection

On May 24, 2005, representatives from Illinois EPA conducted the field inspection portion of the Chicago Lead Sites evaluation. The previous location of L.A. Cohn & Brothers was inspected along with the area surrounding the facility. The inspection was conducted from outside of the building complex in order to avoid disturbing the current site operations. The facility and its surroundings were evaluated in search of areas where any heavy metal contamination (if present) could adversely impact human health and the environment. During the inspection, it was noted that all of the property

² A desktop Geographic Information System (GIS) was used to aid in site area calculations

currently owned by Door Distributors was covered by buildings, concrete, asphalt, or hard-packed limestone gravel and fines. However, an open grassy area on 5525 Roosevelt Road, the neighboring property immediately to the west, appeared to be a potential route of exposure, should the area be contaminated.

3.2 Additional Investigations

Following the Field Inspection, additional research was conducted in order to ascertain the risks to human health and the environment from the site as it currently exists. The current site owner was interviewed by telephone on two different occasions, May 31, 2005 and December 19, 2007. Gene Eleveld, the owner explained his understanding of site history during both calls. During the December 19, 2007 call, Eleveld was asked about the possible presence of an underground tank south of his main buildings. Eleveld stated that he had never seen any riser pipes or fill pipes in the area. He also stated that the property had used natural gas for heating since at least 1982 when he purchased the property.

In order to evaluate the risk to human health and the environment from potential contamination of the grassy area on 5525 Roosevelt Road (the property due west of the former lead smelting operation) the owner was contacted by telephone. (See Figure 2 for an aerial photo of the "grassy area".) On October 2, 2006, Larry Nora, representing the owner of the property, for the "U Store It Group" was interviewed by Illinois EPA by telephone. Nora indicated that the grassy area had been evaluated as part of a site identified as Taft Contracting Company, with an associated address of 5525 West Roosevelt Road. The site had passed successfully through Illinois EPA's Site Remediation Program and was granted a comprehensive No Further Remediation (NFR) Letter on October 21, 2002.

Further research was conducted by the author of this report to in order to evaluate environmental actions taken by property owners of 5525 West Roosevelt Road prior to receiving an NFR from Illinois EPA. Previous investigations conducted by property owners at 5525 West Roosevelt Road (the property due west of L.A. Cohn & Brothers) included a Phase I in 1995, an Environmental Transaction Screen in 2000, and a Site Investigation (SI) in 2001. Environmental Consulting Group conducted the 2001 Site Investigation (SI) at the site and evaluated recognized environmental conditions that were enumerated in prior studies. The SI identified petroleum impacted soils in association with underground storage tanks (USTs) that had been removed (Environmental Consulting Group). A total of 51 soil samples were collected and submitted for laboratory analysis for a wide range volatile and semi-volatile organic compounds, and inorganics (Environmental Consulting Group). Ground water samples were also collected and analyzed for volatile and semi-volatile organic compounds, and inorganics (Environmental Consulting Group). The results showed that soil and ground water samples from 5525 Roosevelt Road did not contain contaminant levels greater than Illinois EPA TACO Tier 1 corrective action objectives (Environmental Consulting Group). It should be noted however, that there were no shallow soil samples collected in the area immediately west of the historic smelter (Environmental Consulting Group). On October 31, 2002, Illinois EPA granted a comprehensive NFR provided that the land-use remain industrial/ commercial and that a safety plan be developed prior to any excavation or construction activities take place on the property (Illinois EPA, SRP).

4.0 PATHWAY EVALUATION

4.1 Groundwater

4.1.1 Regional Geology

The Quaternary Deposits of Illinois map (Lineback, 1979) indicates that offshore glacial drift deposits in the Chicago area consist of silt and clay and near shore deposits of sand and gravel (Lineback, 1979). In most cases these lake deposits are only a few feet thick, rarely as much as 20 feet thick (Willman, 1971). The lake deposits may be covered by a layer of wind-blown silt (Willman, 1971).

Glacial till from the Wedron Formation lies beneath the glacial drift and averages 100 feet thick throughout the Chicago area (Willman, 1971). Published information regarding the regional geology of the Chicago area indicates that bedrock formations underlying glacial drift consist of sedimentary rocks, primarily Silurian aged dolomites (Willman, 1971). The Silurian dolomites reach a maximum thickness of nearly 500 feet in the southeastern part of the region (Willman, 1971).

4.1.2 Site Geology and Groundwater

Soil Borings conducted on the neighboring property to the west of the site encountered one to three feet of man-placed fill consisting of sand, silt or gravel. Deeper borings identified gray clay from three (3) feet below ground surface to the end of the borings at approximately fifteen (15) feet below ground surface. Groundwater on the site was limited to apparently localized perched water in the upper layer of fill, recharged by infiltration. (Environmental Consulting Group)

Potable water supplies for the area are obtained from Lake Michigan (Environmental Consulting Group). According to a private well database maintained by the Illinois State Water Survey, only four wells are located within a one-mile radius of the site, and all are owned and operated by local industry and greater than 1500 feet in depth (Illinois). Regional geology information and by boring logs from adjacent property indicate that naturally occurring clay could restrict vertical migration of potential contamination. In consideration of the local geology and the small number of wells within one mile of the site, the ground water migration pathway is of little concern at the site.

4.2 Surface Water

The property is relatively flat and entirely covered by either by buildings, asphalt, or highly compacted limestone gravel. During periods of heavy precipitation surface water run-off would likely be controlled by curbs and culverts associated with roads to the north, and ditches associated with railways to the south. Surface water run-off collected by curbs and culverts would be directed into the city of Cicero's storm water sewer system and handled in accordance with applicable regulations.

4.3 Soil Exposure and Air

Exposure to soils at the facility is expected to be minimal. The entire property is covered by asphalt, gravel, or concrete. Access to the neighboring property, including the small grassy area which was initially of concern for potential surficial metal contamination, is surrounded by a 6-foot chain link fence, however a large entrance gate remains open periodically. The property is used for industrial/commercial purposes as are all adjacent properties. The property to the west has use restrictions that govern all potential future use and development.

5.0 SUMMARY

Illinois EPA has completed a Pre-CERCLIS Screening Assessment at the former L.A. Cohn & Brothers site located in Cicero, Illinois. The property was identified during a 2005 investigation conducted by Illinois EPA's Office of Site Evaluation that focused on properties with industries that historically smelted or otherwise processed lead in the Chicago region. Pre-CERCLIS Screening Assessment activities included: site reconnaissance; historical record research; and research on the area's physical setting such as geological and surface map evaluations. The following information summarizes the findings of the Pre-CERCLIS Screening Assessment.

The L.A. Cohn & Brothers site is 1.9 acres in size and is the location of a former smelter and metal refining facility by the same name. L.A. Cohn & Brothers processed metal and smelted lead at the site for at least 10 years, from 1940 – 1950. The site is currently owned and operated by a garage door distribution company. The property is located in an industrial/commercial that transitions to some residential use approximately 500 feet to the west. The site is covered entirely by buildings, asphalt, and highly compacted limestone gravel. A small grassy area is located to the west on an adjacent property provides the only potential for access to contact with soils which may have been impacted by the site. The site and adjacent property to the west are surrounded by a chain link fence but a large entrance gate that is open periodically allows unauthorized access. The property to the west is subject to remain industrial/commercial as required by Illinois EPA's Site Remediation Program. The Program requires that a safety plan be developed prior to any activities on the site that involve excavation or construction. Requirements for the property are set forth in Illinois EPA's NFR letter that governs all

potential future use and development. Soil, ground water, surface water, and air pathways are of little concern for risk to human health and the environment.

6.0 REFERENCES

Cook County Assessor's Office, <http://www.cookcountyassessor.com/filings/gis.asp>. Accessed 05/11/2006.

Eleveld, Gene. Personal Interview by Telephone conducted by Jerry Willman. Owner, Door Distributors, Inc. (708)780-0777. December 19, 2007.

Environmental Consultant Group, Inc. Site Investigation Report, Taft Contracting Company 5525 and 5443 W. Roosevelt (Unpublished Report). Bureau of Land Division File, Ref. No. L0310515263 Taft Contracting Company, Inc., Illinois EPA, Springfield, IL. July 27, 2001.

Illinois Environmental Protection Agency, Site Remediation Program. Bureau of Land Division File, Ref. No. L0310515263 Taft Contracting Company, Inc., Illinois EPA, Springfield, IL. October 21, 2002.

Illinois State Geological Survey. Oracle Well and Boring Database. Geologic Records Unit. Illinois State Geological Survey. Champaign, Illinois. Accessed December 2007.

Lineback, *Quaternary Deposits of Illinois Map*. Illinois State Geologic Survey, 1979.

Sanborn Fire Insurance Map of Chicago/Cicero Illinois. Volume 20, Page 35. 1918.

Sanborn Fire Insurance Map of Chicago/Cicero Illinois. Volume 20, Page 35. December 1950.

Standard Metal Directory, Eighth Edition 1940, Atlas Publishing Company, 150 Lafayette St., New York, Copyright 1939.

Standard Metal Directory, Eleventh Edition 1948, Bardeen Press, Inc., Atlas Publishing Co., Copyright 1948.

Standard Metal Directory, 1963-1964 Volume XVIII, by Geoffrey J. Nightingale, Copyright 1963, by Standard Metal Directory 525 W. 42nd Street, New York 36, N.Y.

United States Geological Survey. Digital Orthophoto quarter Quadrangle, Cook County, northeast quarter of Berwyn quadrangle. In: Illinois Natural Resources Geospatial Data Clearinghouse at <http://www.isgs.uiuc.edu/nsdihome/ISGSindex.html>.

Willman, H.B. Summary of the Geology of the Chicago Area. Illinois State Geological Survey, Circular 460, 1971.

7.0 PRE-CERCLIS CHECKLIST/DECISION FORM

This checklist can assist the site investigator during the Pre-CERCLIS screening. It will be used to determine whether further steps in the site investigation process are required under CERCLA. Use additional sheets, if necessary.

Checklist Preparer: Jerry Willman / Environmental Protection Specialist III January 16, 2008
 Name/Title Date
1021 North Grand Avenue East Springfield, Illinois 62794 (217) 524-6365
 Address Phone
Jerry.Willman@illinois.gov
 E-mail Address

Site Name: L.A. Cohn & Brothers, Inc.
Previous Names (if any): _____
Site Location: 5429 W. Roosevelt, Cicero, Cook County, Illinois
Latitude: 41.86548 **Longitude:** -87.76113

Complete the following checklist. If Ayes is marked, please explain below.

	YES	NO
1. Does the site already appear in CERCLIS?		X
2. Is the release from products that are part of the structure of, and result in exposure within, residential buildings or businesses or community structures?		X
3. Does the site consist of a release of a naturally occurring substance in its unaltered form, or altered solely through naturally occurring processes or phenomena, from a location where it is naturally found?		X
4. Is the release into a public or private drinking water supply due to deterioration of the system through ordinary use?		X
5. Is some other program actively involved with the site (Federal, VCP, State, or Tribal)?	X	
6. Are the hazardous substances potentially released at the site regulated under a statutory exclusion (i.e., petroleum, natural gas, natural gas liquids, synthetic gas usable for fuel, normal application of fertilizer, release located in a workplace, naturally occurring, or regulated by the NRC, UMTRCA, or OSHA)?		X
7. Are the hazardous substances potentially released at the site excluded by policy considerations (i.e., deferred to RCRA Corrective Action, FIFRA, or Brownfields)?		X
8. Is there insufficient data (provided by the State) to verify that a release has occurred or has the potential to occur (i.e., based on potentially unreliable sources or with no information to support the presence of hazardous substances or CERCLA eligible pollutants and contaminants)?		X
9. Is there sufficient documentation that clearly demonstrates that there is no potential for a release that could cause adverse environmental or human health impacts (i.e., comprehensive remedial investigation equivalent data showing no release above ARARs, completed removal action, previous HRS score determined, EPA approved risk assessment completed)?		X

Please explain all yes answer(s), attach additional sheets if necessary:

A portion of the "site" was entered into the Illinois EPA's voluntary Site Remediation Program. The site was given a "No Further Remediation Letter" with the stipulation that its use would remain industrial / commercial and any excavation on the site would be approved within a site safety plan.

Site Determination:

Yes Enter the site into CERCLIS. Further assessment is recommended (explain below).

No The site is not recommended for placement into CERCLIS (explain below).

DECISION/DISCUSSION/RATIONALE:

The primary concern regarding the L.A. Cohn and Brothers Inc. site was the potential for elevated lead concentrations in soil accessible at the surface (i.e. areas not covered by buildings or concrete). Several factors minimize the potential for exposure to surface soils:

1. The soil surface in the immediate vicinity (with the exception of a small grassy area due west of the facility) is covered by buildings, concrete, asphalt, or highly compacted limestone gravel and associated fines.

2. The small grassy area to the west is part of the adjacent property which has undergone investigation and remediation for petroleum contaminants associated with underground storage tanks. The investigations, remediation, and confirmation sampling at the adjacent property was conducted in compliance with requirements of Illinois EPA's voluntary Site Remediation Program. The adjacent property was given a "No Further Remediation Letter" with the stipulation that its use would remain industrial / commercial and any excavation on the site would be approved within a site safety plan.

The groundwater migration pathway is insignificant at the site as potable water supplies for the area surrounding the site are obtained from Lake Michigan and only four wells are located within a one-mile radius of the site.

There is no surface water on the site or in the area surrounding the property. All run-off is controlled by curbs and ditches. The concern from exposure via the air migration pathway is also minimized by buildings, concrete, etc, and the lack of residential receptors nearby the site.

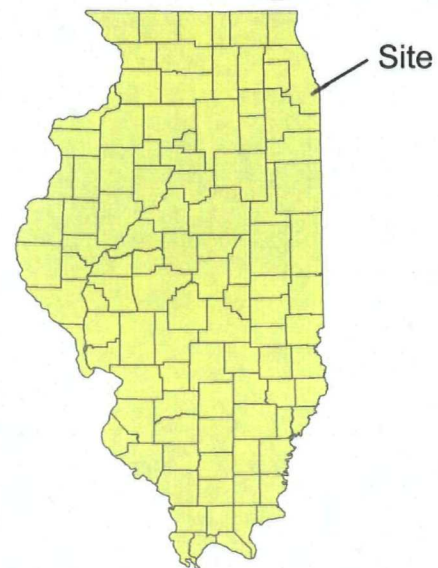
Regional EPA Reviewer:

Erica Islas Erica Islas 3/31/09
Print Name/Signature Date

State Agency/Tribe:

GERARD WZUMER Gerard Wzumer 5/8/08
Print Name/Signature Date

Figures



Legend

 Site Location

Figure 1

L.A. Cohn & Brothers
Site Location Map



Figure 2
L.A. Cohn & Brothers, Inc.
Site Map



Attachment 1

Illinois EPA Site Photographs

SITE NAME:

CERCLIS ID:

COUNTY:

DATE: 5/21/2005

TIME: 2:30 P.M.

PHOTO BY: J. Willman

DIRECTION: South-southeast

COMMENTS:

Photo taken of the front of Door Distributors, Inc. which used to be L.A. Cohn & Brothers



DATE: 5/21/2005

TIME: 2:33 P.M.

PHOTO BY: J. Willman

DIRECTION: South-southeast

COMMENTS:

Photo taken of the west side of Door Distributors, Inc. which used to be L.A. Cohn & Brothers. Open grassy area in fore ground owned by "U Store It" group and was addressed under SPR program.



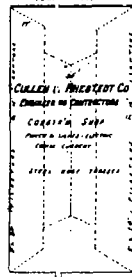
Attachment 2

Sanborn Maps

35
CICERO

W. 12TH ST. 18

CHICAGO
CICERO



33

37

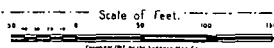


S. 54TH AV.

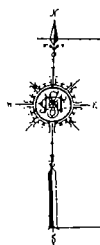
33

37

36



W. ROOSEVELT ROAD

[illegible]

S. 54TH

36

1950

Attachment 3

**Illinois EPA No Further Remediation Letter for
Neighboring Property**



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276

RENEE CIPRIANO, DIRECTOR

(217) 782-6761

October 21, 2002

CERTIFIED MAIL

7001 2510 0002 5279 0043

Taft Contracting Company, Inc.
Attn: Mr. John Bianchi, Jr.
5525 West Roosevelt Road
Cicero, Illinois 60804

Re: 0310515263/Cook County
Cicero/Taft Contracting Company, Inc.
5525 West Roosevelt Road
Site Remediation Program/Technical Reports

and 0310515263/Cook County
Cicero/Taft Contracting
LUST Incident # 933304
LUST/Technical Reports

Dear Mr. Bianchi:

The *Remediation Objectives Report/Remedial Action Report/Remedial Action Completion Report* (July 31, 2002/Log No. 02-2968), as prepared by Environmental Consulting Group, Inc. for the Taft Contracting Company property, has been reviewed by the Illinois Environmental Protection Agency ("Illinois EPA") and demonstrates that the remedial action was completed in accordance with 35 Illinois Administrative Code Parts 740 and 742.

The Remediation Site, consisting of 6.50 acres, is located at 5525 West Roosevelt Road, Cicero, Illinois. Pursuant to Section 58.10 of the Illinois Environmental Protection Act ("Act") (415 ILCS 5/1 et seq.), your request for a no further remediation determination is granted under the conditions and terms specified in this letter. The Remediation Applicant, as identified on the Illinois EPA's Site Remediation Program DRM-1 Form (October 3, 2001/Log No. 01-3816), is Taft Contracting Company, Inc.

This comprehensive No Further Remediation Letter ("Letter") signifies a release from further responsibilities under the Act for the performance of the approved remedial action. This Letter shall be considered prima facie evidence that the Remediation Site described in the attached Illinois EPA Site Remediation Program Environmental Notice and shown in the attached Site Base Map does not constitute a threat to human health and the environment and does not require further remediation under the Act if utilized in accordance with the terms of this Letter.

RELEASABLE

DEC 10 2002

GEORGE H. RYAN, GOVERNOR

REVIEWER MM

Conditions and Terms of Approval

Level of Remediation and Land Use Limitations

- 1) The Remediation Site is restricted to Industrial/Commercial land use.
- 2) The land use specified in this Letter may be revised if:
 - a) Further investigation or remedial action has been conducted that documents the attainment of objectives appropriate for the new land use; and
 - b) A new Letter is obtained and recorded in accordance with Title XVII of the Act and regulations adopted thereunder.

Preventive, Engineering, and Institutional Controls

- 3) The implementation and maintenance of the following controls are required as part of the approval of the remediation objectives for this Remediation Site.

Preventive Controls:

- 4) At a minimum, a safety plan should be developed to address possible worker exposure in the event that any future excavation and construction activities may occur within the contaminated soil. Any excavation within the contaminated soil will require implementation of a safety plan consistent with NIOSH Occupational Safety and Health Guidance Manual for Hazardous Waste Site Activities, OSHA regulations (particularly in 29 CFR 1910 and 1926), state and local regulations, and other USEPA guidance. Soil excavated must be returned to the same depth from which it was excavated or properly managed or disposed of in accordance with applicable state and federal regulations.

Engineering Controls:

- 5) The warehouse building, as shown in the attached Site Base Map, must remain over the contaminated soils. This building must be properly maintained as an engineered barrier to inhibit ingestion of the contaminated media.

Other Terms

- 6) Pursuant to Section 57.10 of the Act (415 ILCS 5/57.10), all statutory and regulatory corrective action requirements applicable to the occurrence involving LUST Incident Number 933304 have been completed. This Letter constitutes the Illinois EPA's final decision regarding the above-referenced LUST incident.
- 7) Where the Remediation Applicant is not the sole owner of the Remediation Site, the Remediation Applicant shall complete the attached *Property Owner Certification of the No Further Remediation Letter under the Site Remediation Program Form*. This certification, by original signature of each property owner, or the authorized agent of the owner(s), of the Remediation Site or any portion thereof who is not a Remediation Applicant shall be recorded along with this Letter.

- 8) Further information regarding this Remediation Site can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to:

Illinois Environmental Protection Agency
Attn: Freedom of Information Act Officer
Bureau of Land-#24
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276

- 9) Pursuant to Section 58.10(f) of the Act (415 ILCS 5/58.10(f)), should the Illinois EPA seek to void this Letter, the Illinois EPA shall provide notice to the current title holder and to the Remediation Applicant at the last known address. The notice shall specify the cause for the voidance, explain the provisions for appeal, and describe the facts in support of this cause. Specific acts or omissions that may result in the voidance of the Letter under Sections 58.10(e)(1)-(7) of the Act (415 ILCS 5/58.10(e)(1)-(7)) include, but shall not be limited to:

- a) Any violation of institutional controls or the designated land use restrictions;
- b) The failure to operate and maintain preventive or engineering controls or to comply with any applicable groundwater monitoring plan;
- c) The disturbance or removal of contamination that has been left in-place in accordance with the Remedial Action Plan. Access to soil contamination may be allowed if, during and after any access, public health and the environment are protected consistent with the Remedial Action Plan;
- d) The failure to comply with the recording requirements for this Letter;
- e) Obtaining the Letter by fraud or misrepresentation;
- f) Subsequent discovery of contaminants, not identified as part of the investigative or remedial activities upon which the issuance of the Letter was based, that pose a threat to human health or the environment;
- g) The failure to pay the No Further Remediation Assessment Fee within forty-five (45) days after receiving a request for payment from the Illinois EPA;
- h) The failure to pay in full the applicable fees under the Review and Evaluation Services Agreement within forty-five (45) days after receiving a request for payment from the Illinois EPA.

- 10) Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:

- a) Taft Contracting Company, Inc.;
- b) The owner and operator of the Remediation Site;

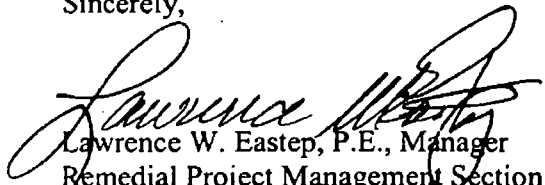
- c) Any parent corporation or subsidiary of the owner of the Remediation Site;
 - d) Any co-owner, either by joint-tenancy, right of survivorship, or any other party sharing a relationship with the owner of the Remediation Site;
 - e) Any holder of a beneficial interest of a land trust or inter vivos trust, whether revocable or irrevocable, involving the Remediation Site;
 - f) Any mortgagee or trustee of a deed of trust of the owner of the Remediation Site or any assignee, transferee, or any successor-in-interest thereto;
 - g) Any successor-in-interest of the owner of the Remediation Site;
 - h) Any transferee of the owner of the Remediation Site whether the transfer was by sale, bankruptcy proceeding, partition, dissolution of marriage, settlement or adjudication of any civil action, charitable gift, or bequest;
 - i) Any heir or devisee of the owner of the Remediation Site;
 - j) Any financial institution, as that term is defined in Section 2 of the Illinois Banking Act and to include the Illinois Housing Development Authority, that has acquired the ownership, operation, management, or control of the Remediation Site through foreclosure or under the terms of a security interest held by the financial institution, under the terms of an extension of credit made by the financial institution, or any successor-in-interest thereto; or
 - k) In the case of a fiduciary (other than a land trustee), the estate, trust estate, or other interest in property held in a fiduciary capacity, and a trustee, executor, administrator, guardian, receiver, conservator, or other person who holds the remediated site in a fiduciary capacity, or a transferee of such party.
- 11) This letter, including all attachments, must be recorded as a single instrument within forty-five (45) days of receipt with the Office of the Recorder of Cook County. For recording purposes, the Illinois EPA Site Remediation Program Environmental Notice attached to this Letter should be the first page of the instrument filed. This Letter shall not be effective until officially recorded by the Office of the Recorder of Cook County in accordance with Illinois law so that it forms a permanent part of the chain of title for the Taft Contracting Company, Inc. property.
- 12) Within thirty (30) days of this Letter being recorded by the Office of the Recorder of Cook County, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA to:

Robert E. O'Hara
Illinois Environmental Protection Agency
Bureau of Land/RPMS
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276

13) In accordance with Section 58.10(g) of the Act, a No Further Remediation Assessment Fee based on the costs incurred for the Remediation Site by the Illinois EPA for review and evaluation services will be applied in addition to the fees applicable under the Review and Evaluation Services Agreement. Request for payment of the No Further Remediation Assessment Fee will be included with the billing statement.

If you have any questions regarding this correspondence, you may contact the Illinois EPA project manager, Russell H. Irwin at (217) 524-2084.

Sincerely,


Lawrence W. Eastep, P.E., Manager
Remedial Project Management Section
Division of Remediation Management
Bureau of Land

Attachments (3): Illinois EPA Site Remediation Program Environmental Notice
 Site Base Map
 Property Owner Certification of No Further Remediation Letter under the
 Site Remediation Program Form

cc: Mr. David S. O'Dea; Environmental Consulting Group, Inc.

PREPARED BY:

Name: Taft Contracting Company, Inc.
Attn: Mr. John Bianchi, Jr.

Address: 5525 West Roosevelt Road
Cicero, Illinois 60804

RETURN TO:

Name: Taft Contracting Company, Inc.
Attn: Mr. John Bianchi, Jr.

Address: 5525 West Roosevelt Road
Cicero, Illinois 60804

THE ABOVE SPACE FOR RECORDER'S OFFICE

This Environmental No Further Remediation Letter must be submitted by the remediation applicant within 45 days of its receipt, to the Office of the Recorder of Cook County.

Illinois State EPA Number: 0310515263

Taft Contracting Company, Inc., the Remediation Applicant, whose address is 5525 West Roosevelt Road, Cicero, Illinois 60804, has performed investigative and/or remedial activities for the remediation site depicted on the attached Site Base Map and identified by the following:

1. Legal description or Reference to a Plat Showing the Boundaries: Legal Description-

Taft Main - 5525 West Roosevelt Avenue

The north half of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter (except the north 33 feet and the west 33 feet) in Section 21, Township 39 North, Range 13 East of the Third Principal Meridian except from said premises that part thereof described as follows: commencing at a point on the south line thereof 33 feet east of the west line of said Section; thence Northerly along a line parallel to said West line of said Section 299.42 feet (more or less) to a point 33 feet South of the North line of said Section; thence Easterly along a line parallel to said North line of said Section 129 feet; thence Southerly along a line parallel to said West line of said Section, 169.42 feet; thence Easterly along a line parallel to said North line of said Section, 131 feet; thence Southerly along a line parallel to said west line of said Section, 130 feet (more or less) to the above mentioned South line being the South line of the North half of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section; thence Westerly along said South line 260 feet (more or less) to the place of beginning in Cook County, Illinois.

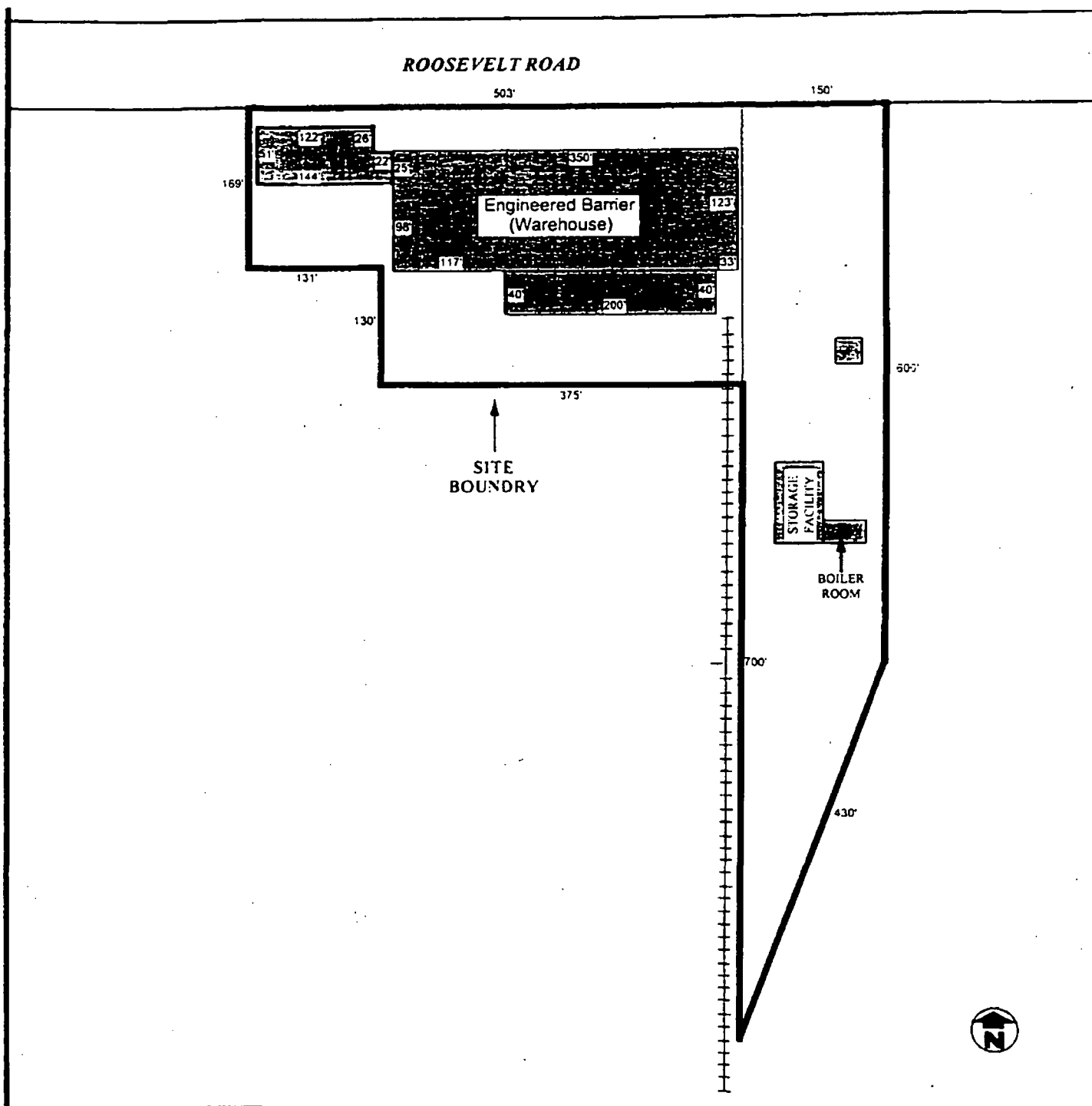
Taft East - 5443 West Roosevelt Road

That part of the Northwest Quarter of Section 21, Township 39 North, Range 13 East of the Third Principal Meridian, described as follows: beginning at a point on the North line of said Section 665.74 feet East of the West line of said Section; thence South in a straight line 1033 feet; thence Northeasterly in a straight line to a point 150 feet East of last described line and 633 feet South of the North line of said Section; thence North 633 feet to the North line of said Section; thence West on the North line of said Section 150 feet to the point of beginning, in Cook County, Illinois.

2. Common Address: 5525 West Roosevelt Road, Cicero, Illinois 60804
3. Real Estate Tax Index/Parcel Index Number(s): 16-21-102-002-015 & 16-21-103-001-0000
4. Remediation Site Owner: Taft Contracting Company, Inc.
5. Land Use: Industrial/Commercial
6. Site Investigation: Comprehensive

See NFR letter for other terms.

Site Base Map
0310515263 – Cook County
Cicero/Taft Contracting Company, Inc.
Site Remediation Program



Environmental Consulting Group, Inc.
 901 West Jackson Blvd., Suite 203
 Chicago, Illinois 60607

FIGURE 1
SITE BASE MAP

0 150'
 Scale in Feet

Taft Contracting
 5525 Roosevelt Road
 Cicero, Illinois

PROJECT NO. E01319-214

DATE: 10/4/02

**PROPERTY OWNER CERTIFICATION OF THE NFR LETTER
UNDER THE SITE REMEDIATION PROGRAM**

If the Remediation Applicant is not the sole owner of the remediation site, include the full legal name, title, the company, the street address, the city, the state, the ZIP code, and the telephone number of all other property owners. Include the site name, street address, city, ZIP code, county, Illinois inventory identification number and real estate tax index/parcel index number. The property owner(s), or the duly authorized agent of the owner(s) must certify, by original signature, the statement appearing below.

A duly authorized agent means a person who is authorized by written consent or by law to act on behalf of a property owner including, but not limited to:

1. For corporations, a principal executive officer of at least the level of vice-president;
2. For a sole proprietorship or partnership, the proprietor or a general partner, respectively; and
3. For a municipality, state or other public agency, the head of the agency or ranking elected official.

For multiple property owners, attach additional sheets containing the information described above, along with a signed, dated certification for each. All property owner certifications must be recorded along with the attached NFR letter.

Property Owner Information	
Owner's Name: _____	
Title: _____	
Company: _____	
Street Address: _____	
City: _____	State: _____ Zip Code: _____ Phone: _____
Site Information	
Site Name: _____	
Site Address: _____	
City: _____	State: _____ Zip Code: _____ County: _____
Illinois inventory identification number: _____	
Real Estate Tax Index/Parcel Index No. _____	
<p>I hereby certify that I have reviewed the attached No Further Remediation Letter, and that I accept the terms and conditions and any land use limitations set forth in the letter.</p>	
Owner's Signature: _____ Date: _____	
<p>SUBSCRIBED AND SWORN TO BEFORE ME this _____ day of _____, 19__</p>	
_____ Notary Public	

The Illinois EPA is authorized to require this information under Sections 415 ILCS 5/58 - 58.12 of the Environmental Protection Act and regulations promulgated thereunder. If the Remediation Applicant is not also the sole owner of the remediation site, this form must be completed by all owners of the remediation site and recorded with the NFR Letter. Failure to do so may void the NFR Letter. This form has been approved by the Forms Management Center. All information submitted to the Site Remediation Program is available to the public except when specifically designated by the Remediation Applicant to be treated confidentially as a trade secret or secret process in accordance with the Illinois Compiled Statutes, Section 7(a) of the Environmental Protection Act, applicable Rules and Regulations of the Illinois Pollution Control Board and applicable Illinois EPA rules and guidelines.

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bcc: Records Unit
Bob O'Hara
Ginger Miller
LUST Section, Deb Shull

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

6400 6225 2000 0152 7007

0310515263-Cook RI

Postage	\$
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Sent To: John Bianchi, Jr.
Street, Apt. No.: 5525 West Roosevelt Rd.
City, State, ZIP: Cicero, IL 60804

Postmark Here: OCT 29 1999

PS Form 3811, January 2001 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece or on the front if space permits.

1. Article Addressed to:

Taft Contracting Company
Attn: Mr. John Bianchi, Jr.
5525 West Roosevelt Road
Cicero, Illinois 60804

COMPLETE THIS SECTION ON DELIVERY

- A. Received by (Please Print Clearly) _____ Date of Delivery _____
- C. Signature: *Har [unclear]* ☒ Agent ☐ Addressee
- D. Is delivery address different from item 1? ☒ Yes ☐ No
If YES, enter delivery address below: _____

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Copy from service label)

7001 2510002529 0043/0310515263-Cook

PS Form 3811, July 1999

Domestic Return Receipt

102595-99-M-1789

Certified Mail Provides:

- ☐ A mailing receipt
- ☐ A unique identifier for your mailpiece
- ☐ A signature upon delivery
- ☐ A record of delivery kept by the Postal Service for two years

Important Reminders:

- ☐ Certified Mail may ONLY be combined with First-Class Mail or Priority Mail.
- ☐ Certified Mail is *not* available for any class of international mail.
- ☐ NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider Insured or Registered Mail.
- ☐ For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS postmark on your Certified Mail receipt is required.
- ☐ For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "Restricted Delivery".
- ☐ If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry.

PS Form 3800, January 2001 (Reverse)

102595-01-M-1049

UNITED STATES POSTAL SERVICE



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Illinois Environmental Protection Agency

P.O. Box 19276 Mail Code #

Springfield, IL 62794-9276

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